

Mr Mark Harrop  
Flat A  
3 Arlington Road  
London  
NW1 7ER

Application Ref: **2014/7014/L**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

21 January 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**Ground floor flat  
3 Arlington Road  
London  
NW1 7ER**

Proposal:  
Installation of a french door at rear ground floor level and internal alterations to existing flat (Class C3) (Retrospective)  
Drawing Nos: Site location plan, Block Plan, 010-01, 010-11, 010-13, Design and Access Statement

The Council has considered your application and decided to grant Listed Building Consent.

Informative(s):

- 1 Reasons for granting listed building consent.

The French door that has been installed on the rear elevation is similar to that which was approved under application refs: 2012/4067/P & 2014/4087/L. The only difference is that it is a 3 panelled door as opposed to the 4 panelled door which was previously approved. The door is considered to be subordinate in scale and location to the host building and is of an appropriate design by virtue of the



precedent that was set in respect of the previous permissions. The internal works involving the installation of a partition wall in order to accommodate a separate bathroom and WC is considered to be appropriate and is not considered to harm the historic fabric of the building. Due to the nature of the proposals they would not significantly harm the amenity of any adjoining residential occupiers in terms of the loss of light, outlook, and privacy or add to the sense of enclosure.

As the door is located on a minor façade it would therefore not be visible from the wider public realm, and is therefore not considered to be harmful to the character or appearance of the host building, street scene or the Camden Town Conservation Area .

One objection was received from the freeholder and duly taken into account prior to making this decision. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment